



# Benton County Planning Board

## Public Hearing

### Technical Advisory Committee Meeting

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July 25, 2012

6:00 p.m.

Benton County Administration Building

215 East Central Avenue

Quorum Courtroom, 3rd Floor Suite 324

## Meeting Minutes

### PUBLIC HEARING

**Call to Order:** The meeting convened at 6:00 p.m.

**Roll Call:** Jim Cole, Mark Curtis, Lane Gurel, Ken Knight, Starr Leyva, John Pate and Ashley Tucker were present.

**Disposition of Minutes:** Approval of the July 11, 2012 meeting minutes was postponed until the next meeting.

**General Public Comment:** None

**Old Business:** None

**New Business:**

**A. ARCO Excavation & Paving Office and Storage Yard – LSD #12-199, JP District 6, 10287 East Highway 72, Pea Ridge, AR 72751**

**Represented by:** Geoff Bates, Bates and Associates, 91 W. Colt Square, Fayetteville, AR

Staff reviewed the updated site plan, and recommended that the Board may wish to consider the following:

1. In regard to parking and access:
  - a. The applicant should provide final approval permit from the ATHD for proposed access drives.
2. The Board may wish to consider requesting the removal of one proposed or existing access drive. The trucks entering at the northern proposed access drive should access the shop from the gravel staging lot and not from the existing drive at Highway 72. The creation of two additional drives will increase the possibility of

transportation hazards due to the traffic on Highway 72 and the existing access points on both the site location and adjacent properties along this stretch of road.

- a. Applicant should provide a letter of coordination with the Benton County Roads department indicating review of proposed and existing access.
  - b. The ditch line south of the north driveway will be graded to drain to the cross drain under Hwy 72.
3. In regard to solid waste:
  - a. The applicant should provide a solid waste disposal letter of coordination.
4. In regard to the existing septic system:
  - a. The applicant should have the tank pumped, replace the distribution box and add one additional 60 ft. lateral line.
5. The applicant should provide a letter of coordination with the local fire department.

Regarding the requested waiver, Staff recommends approval of the landscape buffer waiver as the natural vegetation on site is adequate to provide buffering from the adjacent properties.

**Public Comment:**

None

**Board Comments:**

The Board discussed staff recommendations with the applicant. Regarding solid waste disposal, the applicant stated he has a letter of coordination on solid waste disposal. He has contacted the local fire department, but has not yet received their letter. A permit from the State Highway Department will be required for the road accesses, along with any required signage. Board members had several questions about the condition of the septic system, and the applicant said that the system will be put in good working condition. The distribution box will be replaced if necessary. The applicant estimated he will have up to 8 employees at this site.

Mr. Curtis made a motion to approve this project, with these stipulations:

1. A letter of coordination from the local fire department is on file
2. The State Highway Department approves the access permit
3. If needed, the septic system will be brought up to Health Department standards

Mr. Pate seconded the motion. The motion carried 7-0-0.

Mr. Curtis made a motion to approve the waiver for requested landscape buffer.  
The motion carried 7-0-0.

**The Public Hearing meeting was adjourned.**

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**TECHNICAL ADVISORY COMMITTEE**

**Call to Order:**

**Old Business:** None

**New Business:**

**A. Safari Real Estate, LLC. – LSD # 12-203, JP District 11, 20948 Safari Rd., Gentry, AR 72734**

**Board Comments:**

Discussion of this project was postponed to the next meeting, because no project representative was present. Applicant was notified of this meeting, and will be notified that the next meeting is August 1<sup>st</sup> 2012.

**B. Springtown Seventh Day Adventist Church – LSD # 12-104, JP District 13, 12444 Fairmount Rd., Gentry, AR 72734**

**Board Comments:**

Discussion of this project was postponed to the next meeting, because no project representative was present. Applicant was notified of this meeting, and will be notified that the next meeting is August 1<sup>st</sup> 2012.

**Staff Updates:**

- Board review of large scale development regulations is appreciated, and there is one more week for Board comments to be submitted. Staff will prepare an updated draft by August 3, send to all municipalities in the county, the Regional Planning Agency, and to Washington County. There will be a 30-day waiting period for comments. Staff will put on the agenda for a September meeting for discussion.
- The appeal hearing for **Night Hawk Custom Training, LSD, Project # 12-187**, JP District 9, 2106 W. Centerton Blvd., Centerton, AR. 72719, will be held July 30, at 4:30 p.m., at the Benton County Courthouse, third floor. Site visit is scheduled for 3:00 p.m.

- The appeal hearing for **Downtown Towing, LSD, Project # 12-180**, JP District 13, 21819 Meadow Wood Dr., Siloam Springs, AR, 72761 will be held July 31, at 4:30 p.m., at the Benton County Quorum Court Room. Site visit is scheduled for 2:00 p.m.

Staff reviewed the appeal hearing process, and Board members discussed their role in the appeal hearings. Mr. Knight requested guidance from the County Attorney about Board member participation in the Public Hearing portion of the appeal hearings.

Mr. Knight reported that there has been no recent activity at Osage Creek, although the County has built a very nice road to that site. Staff reported that they've been advised that Osage Creek will re-start construction in the next week or two.

**Adjournment:** 6:50 p.m.